

Exhibit B

**BOND SCHOENECK
& KING**

600 Third Avenue, 22nd Floor, New York, NY 10016-1915
225 Old Country Road, Melville, New York, NY 11747

Edward J. LoBello
elobello@bsk.com
NYC: 646.253.2396
Melville: 631.761.0841

May 29, 2024

VIA FEDERAL EXPRESS

Ms. Kimberly Patricia Owen
600 Linkhorn Drive
Virginia Beach, Virginia 23451

Re: Prime Capital Ventures, LLC
United States Bankruptcy Court
Northern District of New York
Case No. 24-10531

Dear Ms. Owen:

We are bankruptcy counsel for Prime Capital Ventures, LLC (“Prime”). Prime has filed a Chapter 11 petition for reorganization in the United States Bankruptcy Court for the Northern District of New York. Prime is the owner of 600 Linkhorn Drive, Virginia Beach, Virginia (the “Premises”).

As such, Prime hereby requests that you vacate the Premises within thirty (30) days of the date hereof, and turn over to Prime all keys and security codes to the Premises. Please confirm that you will do so.

Further, please advise when Prime may be provided early access to the Premises in order to inspect its physical condition and inventory any of Prime’s property. Thank you for your attention to this matter.

Very truly yours,

s/Edward J. LoBello

Edward J. LoBello

cc: Prime Capital Ventures, LLC

ORIGIN ID: ZMVA (631) 761-0841
EDWARD J. LOBELLO, ESQ.
BOND, SCHOENECK & KING, PLLC
225 OLD COUNTRY ROAD
MELVILLE, NY 11747
UNITED STATES US

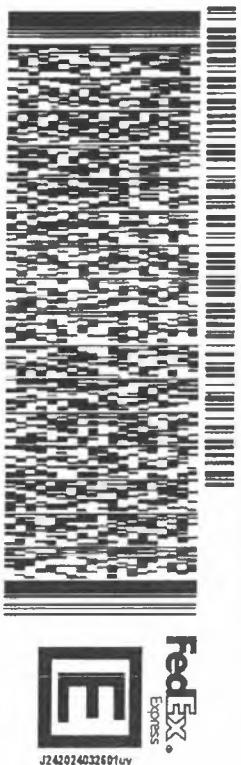
SHIP DATE: 29 MAY 24
ACTWGT: 1.00 LB
CAD: 255642934NET4730

BILL SENDER

TO MS. KIMBERLY PATRICIA OWEN

600 LINKHORN DRIVE

583J4/C45B9AE3



X1 NTUA

23451
VA-US
ORF

TRK#
0201
7766 0820 7137

After printing this label:

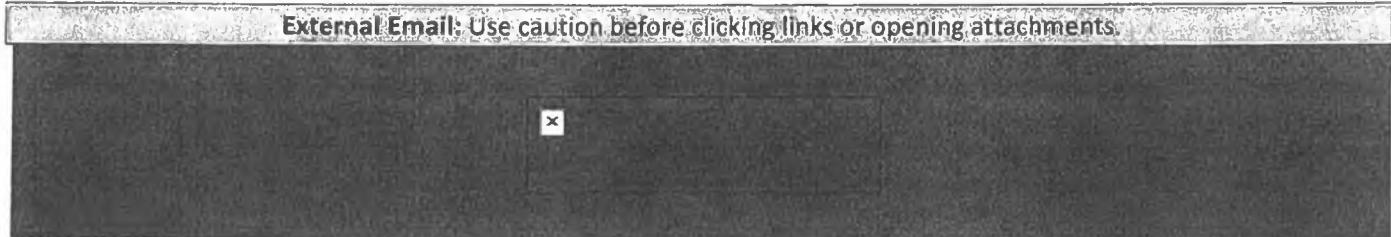
1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Blackton, Anna

From: TrackingUpdates@fedex.com
Sent: Thursday, May 30, 2024 8:02 AM
To: Blackton, Anna
Subject: FedEx Shipment 776608207137: Your package has been delivered
Attachments: DeliveryPicture.jpeg



Hi. Your package was
delivered Thu, 05/30/2024 at
7:55am.



Delivered to 600 LINKHORN DR, VIRGINIA BEACH, VA 23451

OBTAI PROOF OF DELIVERY



Delivery picture not showing? [View in browser.](#)

How was your delivery ?



TRACKING NUMBER 776608207137

FROM Bond, Schoeneck & King, PLLC
225 Old Country Road
MELVILLE, NY, US, 11747

TO Ms. Kimberly Patricia Owen
600 Linkhorn Drive
VIRGINIA BEACH, VA, US, 23451

REFERENCE 451072

SHIPPER REFERENCE 451072

SHIP DATE Wed 5/29/2024 05:55 PM

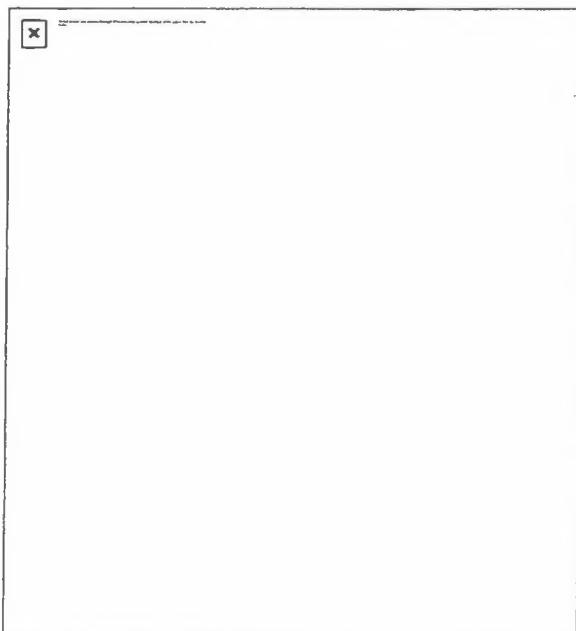
DELIVERED TO Residence

PACKAGING TYPE FedEx Envelope

ORIGIN MELVILLE, NY, US, 11747

DESTINATION VIRGINIA BEACH, VA, US, 23451

SPECIAL HANDLING	Deliver Weekday Residential Delivery
NUMBER OF PIECES	1
TOTAL SHIPMENT WEIGHT	0.50 LB
SERVICE TYPE	FedEx First Overnight



Absolutely, positively committed to you

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This report was generated at approximately 7:01 AM CDT 05/30/2024.

All weights are estimated.

To track the latest status of your shipment, click on the tracking number above.

Standard transit is the date and time the package is scheduled to be delivered by, based on the selected service, destination and ship date. Limitations and exceptions may apply. Please see the FedEx Service Guide for terms and conditions of service, including the FedEx Money-Back Guarantee, or contact your FedEx Customer Support representative.



May 30, 2024

Dear Customer,

The following is the proof-of-delivery for tracking number: 776608207137

Delivery Information:

Status:	Delivered	Delivered To:	Residence
Signed for by:	Signature not required	Delivery Location:	
Service type:	FedEx First Overnight		
Special Handling:	Deliver Weekday; Residential Delivery		VIRGINIA BEACH, VA,
		Delivery date:	May 30, 2024 07:55

Shipping Information:

Tracking number:	776608207137	Ship Date:	May 29, 2024
		Weight:	0.5 LB/0.23 KG
Recipient:		Shipper:	
VIRGINIA BEACH, VA, US,		MELVILLE, NY, US,	

Reference 451072

Proof-of-delivery details appear below; however, no signature is available for this FedEx Express shipment
because a signature was not required.